

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman  
John Patta, Council Representative  
Joe Polidori  
Jim Oper

ABSENT: Ray Porterfield

ALSO PRESENT: Tom Ockington, Building Commissioner  
Barbara Stanton, Secretary

Chairman Albier called the Brooklyn Planning Commission meeting to order. Clerk call the roll: Mayor Albier, "here", John Patta, "here", Joe Polidori, "here", Jim Oper, "here". Absent: Ray Porterfield.

Chairman Albier: On tonight's Agenda is approval of the minutes from October 6, 2011 and November 3, 2011. Request from Thelma Lampkins-Freeman for Conditional Use approval to locate a child care center located at 4674 Ridge Road. P.P. #433-07-004.

A motion was made by John Patta, second by Jim Oper to approve the minutes of October 6, 2011. **Vote Resulted:** Yes - Mayor Albier, John Patta, Jim Oper. Abstain: Joe Polidori. A motion was made by John Patta, second by Joe Polidori to approve the minutes of November 3, 2011. **Vote Resulted:** Yes - Mayor Albier, John Patta, Joe Polidori. Abstain: Jim Oper.

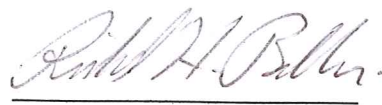
Mayor Albier: On the agenda tonight is a request from Thelma Lampkins-Freeman for Conditional Use approval to locate a child care center located at 4674 Ridge Road. In attendance are Thelma Lampkins-Freeman and Serena Billings  
Commissioner Ockington: This space was previously used as child day care in 2008 and it closed for reasons beyond my knowledge. The one concern I do have, is they do not show any outside play area and it was indicated they would be using the City Park on Ridge Road and Vandalia Avenue. In inclement weather this may be difficult. Mayor Albier: Do you own any other day cares? Serena Billings: Yes, actually I own three. Mayor Albier: Where are they located? Serena Billings: In the Cleveland area and one in Richmond Heights. Mayor Albier: Are you planning to use the City Park which is located on Ridge Road and Vandalia Avenue? Serena Billings: Yes. Mayor Albier: There was a day care at this location at one time and they went out of business. Serena Billings: My understanding is that the partners were having some issues. Thelma Lampkins-Freeman: We also thought we could use the back area of the building for a play area. The owner said that this would be permitted. There is a large piece of lawn that we could install a fence. Commissioner Ockington: There was also an issue with the previous day care center. They put a fence up and basically used the neighbor's fence for one side of it and the neighbor had concerns about children sticking their fingers in-between the fence and getting injured. Thelma Lampkins-Freeman: We are willing to install our own fence. Mayor Albier: Are you aware that there will be another day care center that will be opening shortly. Serena Billings: We won't worry about that. Commissioner Ockington: If the Commission gives their approval it is conditional use and it will need a confirming vote by City Council. Mayor Albier: Do you have your state permit? Serena Billings: No, actually we cannot obtain the state permit until after we get the permit from the City. John Patta: How large is the area outside in the back of the building? Serena Billings: I really do not know. We had someone come out and measure the area for a fence. Commissioner Ockington: I believe the old fenced area was 15 or 20 foot square. John Patta: Will you have play items in that area? Serena Billings: Yes, per the state as long as they have balls or jump ropes and things of that nature is considered play items. Thelma Lampkins-Freeman: The items need to conform to the amount of space available. The children will need to move about. Mayor Albier: What are the addresses of the other day care centers you own? Serena Billings: 7310 Harvard Avenue and 4784 Litchfield Drive. Mayor Albier: I thought you stated you had three centers? Serena Billings: We have two. John Patta: What is the requirement during inclement weather for the children to be outside? Serena Billings: If the weather is 32 degrees the children are unable to go outside. Anything 32 and above the children can go outside for play time but only for a small period of time, I believe 15 minutes if it is cold due to frost bite during the winter months. Mayor Albier: Do you have financing together? Serena Billings: Yes. John Patta: If that area is being fenced off for a business, does that violate any green space ordinances? Commissioner Ockington:

The green space regulations we have currently wouldn't be applicable in that area. That property was constructed quite a while ago. That area would still be considered part of the green space. Theresa Bianco, resident at 7328 Glencoe Avenue was present. Mayor Albier: Do you have any comments regarding this request? Ms. Bianco: I live in back of the proposed day care. I have lived there 61 years. There is a road right behind the play area. The children from the previous day care played in the same area and there is so much traffic on the road in the area. I am concerned for the safety of the children. Mayor Albier: If they fence in the grassy area, do you walk the children across the parking lot to the play area? Commissioner Ockington: Ohio Jobs and Family Services approved that area previously. Serena Billings: When we come out the door we generally have teachers make sure there is no traffic coming and we have little flagmen (signs) to notify anyone in the area. Mayor Albier: If the request is approved it will need to go before City Council to also approve the request. Serena Billings: Yes, I am aware of that. Jim Oper: How many children will be at the day care? Serena Billings: That is determined by the state. At this time we are trying to get about 50 children. There was further discussion. A motion was made by Jim Oper, second by Joe Polidori to approve a request for conditional use for a Child Day Care Center located at 4674 Ridge Road. **Vote Resulted:** Yes - Mayor Albier, Jim Oper. No- John Patta, Joe Polidori. Mayor Albier: The request did not receive enough votes to pass. Thelma Lampkins-Freeman: There previously was a day care center in the same location. What was the reason for voting against this? John Patta: I have safety concerns taking the children across the street. Thelma Lampkins-Freeman: What street? John Patta: You indicated that you will be using the City Park on Ridge and Vandalia Avenue. Thelma Lampkins-Freeman: We do not need to use that park. John Patta: That's what you indicated. Thelma Lampkins-Freeman: We can use the park but we do not have to. John Patta: I based my vote on what you stated. Mayor Albier: The vote was tied and this request did not pass. You would need to ask Commissioner Ockington regarding an appeal process.

A motion to adjourn was made by John Patta, second by Mayor Albier. **Vote Resulted:** Yes - Mayor Albier, John Patta, Joe Polidori, Jim Oper.

Meeting adjourned.

  
Barbara Stanton  
Secretary

  
Mayor Richard Albier  
Chairman